**Key: 5238**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,459

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| COVELL JONATHAN C & SUSAN J<br>1202 MILLSTONE RD<br>BREWSTER, MA 02631 | 85-55-0 | 1202 MILLSTONE ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| COVELL JONATHAN C & SUSAN | 09/24/1986 | F | 100 | (108081) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

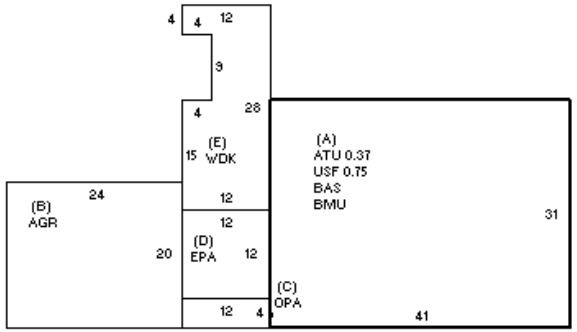
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 12 | CYCLICAL NON | | 06/05/2013 | SF | 100 | 100 |
| 112 | 03/28/2005 | 7 | ALTERATIONS | 4,700 | | | 100 | 100 |
| 285 | 05/16/1994 | 2 | ADD | 15,000 | 06/04/1996 | JB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 49,658 | 13 1.00 | A 1.00 | A 1.00 | 197,280 | 1.14 | A 1.00 | RM2 0.90 | | | 256,360 |

| TOTAL | 1.140 Acres | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 256,400 | 241,900 |
| BUILDING | 497,400 | 475,700 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **753,800** | **717,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 03/03/2021

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 3/3/2021 | TCK |
|---|---|---|
| LIST | 3/3/2021 | EST |
| REVIEW | 3/23/2021 | MR |

BLDG COMMENTS

INFO @ DOOR (3/3/2021)

| YEAR BLT | 1988 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,224 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $290 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $7,800 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT COVER | 10 | VERT BOARD | 0.98 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,271 | | 54.34 | 69,065 |
| A | BAS | L | BASE AREA | 1,271 | 1988 | 246.50 | 313,302 |
| A | USF | L | UPPER STORY FIN | 953 | 1988 | 181.97 | 173,419 |
| A | ATU | N | ATTIC UNF | 470 | | 53.40 | 25,098 |
| B | AGR | N | ATT GARAGE | 480 | | 39.65 | 19,033 |
| C | OPA | N | OPEN PORCH | 48 | | 50.00 | 2,400 |
| D | EPA | N | ENCLOSED PORCH | 144 | | 80.50 | 11,592 |
| E | WDK | N | WOOD DECK | 300 | | 39.20 | 11,760 |
| | F22 | O | FPL 2S 2OP | 1 | | 12,472.00 | 12,472 |

| TOTAL RCN | 645,941 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1988 / 35 | | |
|---|---|---|---|
| COND | 23 | 23 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 23 | % GD | 77 |
| RCNLD | $497,400 | | |